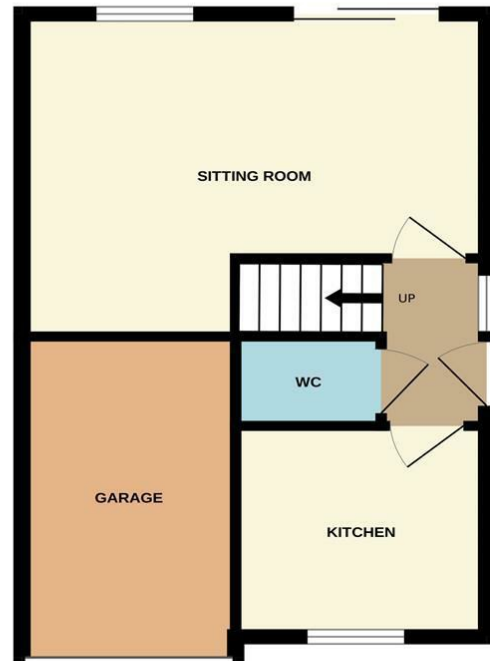
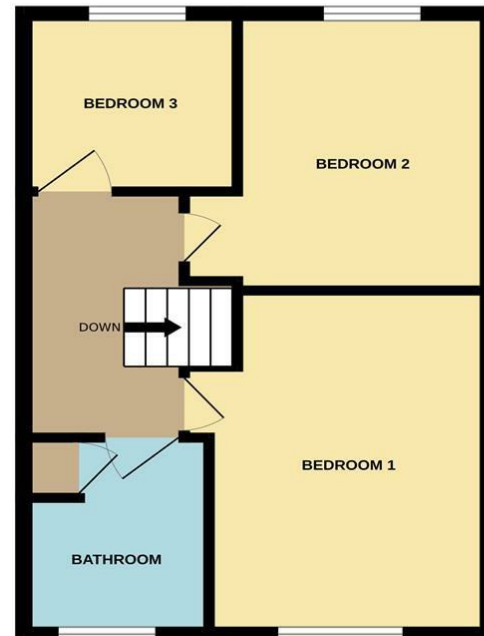


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Bed Semi-Detached House

43 Westermoor Drive, Roundswell, Barnstaple, N Devon, EX31 2Y11

Asking Price

£260,000

- Three bedroom semi detached home with integral garage
- Well proportioned kitchen with oven, hob and street outlook
- Generous level rear garden, fully enclosed and private
- Driveway parking plus downstairs cloakroom and family bathroom
- Bright sitting room with sliding doors to garden
- Sought after Roundswell location, minutes from Barnstaple town centre

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Overview

Sitting comfortably on a quiet stretch of Westermoor Drive, with a mature oak giving the frontage a lovely established feel, this is a home that offers rather more than first meets the eye. Three bedrooms, an integral garage, off road parking and a good sized garden are not always easy to find at this level, and for a first time buyer, a young family or an investor looking for a solid rental, it makes a compelling case.

As you step through the front door, the kitchen sits to the front of the house, filled with light from a window overlooking the tree lined street. It's fitted with a generous run of cream units, ample worktop space, a built in oven and gas hob, and there's room for a table if you like to have breakfast where the morning sun lands. A useful cloakroom sits just off the hallway.

To the rear, the sitting room is the real heart of the home. Sliding patio doors open straight out onto the garden, drawing in light across the full width of the room and making it feel considerably larger than the floorplan suggests. It's an easy room to arrange, with space for a proper sofa, a dining table, and the doors thrown open on a warm afternoon.

Moving upstairs, the principal bedroom sits to the front, while the second double looks out over rear garden, bright and quietly private, while the third makes a comfortable single, nursery or home office. The family bathroom completes the first floor, with a panelled bath, shower over and a screen.

Services

All main services connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Outside

Outside, the rear garden is a genuine asset. Level, lawned and fully enclosed by fencing, it's a safe space for children and dogs, with plenty of room for a shed, a trampoline, raised beds or a patio for al fresco dining. There's a paved area directly outside the patio doors and scope to make far more of it with a little imagination. To the front, a driveway leads to the integral garage, providing secure parking and welcome storage.

Roundswell is a sought after and well established spot, with a Sainsbury's, Costa, pharmacy and retail park close at hand, and excellent access to the North Devon Link Road for Bideford, Tiverton and the M5. Barnstaple town centre, the Tarka Trail and Pilton and Newport schools are all within easy reach, and the surfing beaches of Saunton, Croyde and Woolacombe are a short drive away.



Room list:

Entrance Hall

Sitting Room

5.15 x 2.90 into 3.94 (16'10" x 9'6" into 12'11")

Kitchen

2.79 x 2.55 (9'1" x 8'4")

Bedroom 1

3.10 x 4.39 (10'2" x 14'4")

Bedroom 2

3.45 x 2.79 (11'3" x 9'1")

Bedroom 3

2.26 x 2.00 (7'4" x 6'6")

Bathroom

2.71 x 1.96 (8'10" x 6'5")

Garage